

92nd District #2 Integrating Committee Meeting Minutes
August 15, 2003 – 1:30 p.m.
Springfield Township
Allen Paul Room
9150 Winton Road
Cincinnati, OH 45231

Mr. William Brayshaw, Chairman of the Integrating Committee, called the meeting to order at 1:45 p.m. This special meeting was called to order primarily to review the Brownfield projects.

Board Members Present: Chairman – Mr. William Brayshaw, Mayor Dan Brooks, Mr. Tom Bryan, Ms. Eileen Enabnit, Mr. Richard Huddleston, Mr. William Moller, City of Cincinnati - Mr. Timothy Riordan, Mayor David Savage and Vice Chairman - Mr. Joseph Sykes

Alternate Members Present: Mr. David Wagner (*Temporarily Voting Alternate for Richard Huddleston*)

IC Support Staff, BF Support Staff & Guest Present: Hamilton County –Mr. Joe Cottrill, Ted Hubbard (*Alternate for William Brayshaw*) and Mr. Doug Riddiough; City of Cincinnati – Ms. Bonnie Phillips and Mr. Bill Fischer; City of Blue Ash – Ms. Stephanie Stoller (*Alternate for Mayor David Savage*); Hamilton County Development Company, Inc. – Mr. David Main; Village of Lockland – Ms. Evonne Kovach; Village of Fairfax – Mayor Ted Shannon; Miller-Valentine Group – Mr. Dean Miller; American Services – Mr. Jamie Davis; W.P. Carey – Mr. Tim Burdette; Regency – Mr. David Birdsall; Port Authority – Mr. Tim Sharp

Introductions & Announcements

- ◊ Chairman Brayshaw announced that Mr. Don Rosemeyer would be the new alternate for Ms. Eileen Enabnit from the City of Cincinnati. This newest selection will replace Mr. Prem Garg who recently retired from the City of Cincinnati.
- ◊ A letter of appreciation signed by Chairman Brayshaw was forwarded to Mr. Prem Garg, thanking him for his service with the Integrating Committee.
- ◊ Mr. Huddleston noted for the record that he is currently retired and an active partner for the Miller-Valentine Group. Mr. Huddleston stated that he would like to excuse himself from voting on the “Brownfield” applications and requested that his alternate Mr. David Wagner vote for him regarding this item. Mr. Huddleston further acknowledged that he would like to participate in the remaining agenda and discussion if appropriate. All board members were in agreement for Mr. Huddleston to abstain from voting only on the “Brownfield” applications and then for him to participate in the remaining agenda and discussion.

Approval of Minutes

Chairman Brayshaw moved for approval of the minutes from the 91st Integrating Committee Board Meeting dated May 2, 2003; seconded by Mr. Moller and the motion carried unanimously.

Brownfield Support Staff Update

- ◊ Mr. Cottrill distributed the following handouts:
 - 2003 Clean Ohio Revitalization Fund Selection Methodology
 - Clean Ohio Revitalization Fund 2003 Application Score Summary
 - Clean Ohio Funds – Brownfield’s – Round 2 Final Scores (Spreadsheets)
 - Brownfield Support Team to Integrating Committee – Clean Ohio Application Summary

After further explanation of the scoring process, Mr. Cottrill noted that it would be up to the Integrating Committee to assign the District #2 ranking priority.

Mr. David Main, Director of the Hamilton County Development Company, Inc. provided an update for the Integrating Committee. (*2003 Round #2 Clean Ohio Revitalization Fund Recommendations Report Attached*)

The following projects base scored as follows:

- 1) City of Cincinnati – Queensgate South (74)
- 2) Port of Greater Cincinnati Development Authority (Former Ford Transmission Plant) (61)
- 3) Village of Lockland (Celotex Redevelopment) (58)

After much discussion of the *Clean Ohio Revitalization Fund 2003 Application Score Summary* and discretionary points, the following motion was proposed:

Mr. Bryan moved to approve the priority listing in order as rated for the Clean Ohio Revitalization Brownfield Projects that were submitted by the Brownfield Support Staff. The following project priority is listed in ranking order:

- 1) City of Cincinnati – Queensgate South
- 2) Port Authority of Great Cincinnati – Former Transmission Plant
- 3) Village of Lockland – Celotex Redevelopment

There was question of whether there was a second to the motion. Mr. Riordan seconded the motion and a roll call was taken to make it official.

Roll Call...

<i>Brayshaw</i>	<i>Aye</i>	
<i>Brooks</i>	<i>Aye</i>	
<i>Bryan</i>	<i>Aye</i>	
<i>Enabnit</i>	<i>Aye</i>	
<i>Huddleston</i>	<i>Abstained from Vote</i>	
<i>Moller</i>	<i>Aye</i>	
<i>Riordan</i>	<i>Aye</i>	
<i>Savage</i>	<i>Aye</i>	
<i>Sykes</i>	<i>Aye</i>	
<i>Wagner</i>	<i>Aye</i>	<i>(Alternate for Huddleston)</i>

There was no further discussion and the motion carried unanimously.

NRAC Update

- ◇ Mr. Cottrill provided an update and explained that the NRAC had to ask for additional applications, because the first time in round two there were only had half enough applications as needed. They had \$2.2 million dollars worth of money and all the applications that were submitted only took up \$1.1 million dollars of that. So they asked for Round #2 “B”. The NRAC met and they took a vote of the attached projects. The following spreadsheet was distributed (*District No. 2 NRAC Applications for Round #2 – “B”*).

There were a total of twelve applications and two of them were rejected because they were ineligible. It was also noted that Delhi Township came up \$131,000 short, however there was someone from Round #1 who was going to terminate. That will put enough money into the fund to round the project, along with some spare change. The following projects made the cut line:

- 1) **Hamilton County Park District – Jansen & Fulton Tracts Acquisition**
- 2) **Hamilton County Park District – Beckmeyer & Reinenger Tracts Acquisition**
- 3) **Delhi Township – Greenwell Property Reforestation**

Mr. Cottrill also noted that the only projects that have moved along in Round #1 are acquisition projects from the Hamilton County Park District. The others are moving extremely slow; as of this date two have not even started the bidding process. It was also noted that if the money is not used for these projects, it is put back into the fund for future project rounds.

Old Business – Nothing to Report

New Business

- ◇ Mr. Cottrill noted there were four NRAC board members whose terms expire this year. The following members were noted:

- 1) Holly Utrata-Halcomb – Hamilton County Soil & Water Conservation District
- 2) Kenneth Grob – Hamilton County Farm Bureau
- 3) Ray Hodges – City Manager for Forest Park
- 4) Willie Carden, Jr. - Director of the Cincinnati Parks

Mr. Cottrill acknowledged the need for a Nominating Committee to be formed by the Integrating Committee in order to nominate members for the NRAC term. Once the Nominating Committee is formed a call will be made to see if these same candidates are willing to be re-nominated again, or if the group they represent has someone else in mind. It was also noted that this nominating process would also be open to everyone.

After further discussion, the following motion was proposed:

Mayor Savage moved to authorize the Chairman of the District #2 Integrating Committee to appoint a Nominating Committee for the purposes of making the necessary nominations to the NRAC Board; seconded by Mr. Bryan and the motion carried unanimously.

Chairman Brayshaw accepted Mayor Savage's motion and asked for representation from the Municipal League, the Township Association, the City of Cincinnati and Hamilton County. It was decided after the Integrating Committee meeting to have the first meeting on Friday, August 29, 2003 at 8:00 a.m. at the Hamilton County Engineer's Burlington Office. The following Integrating Committee members confirmed they would serve on the Nominating Committee for the NRAC selection:

- 1) Mayor Savage – Municipal League
- 2) Tom Bryan – Township Association
- 3) Eileen Enabnit – City of Cincinnati
- 4) William Brayshaw – Hamilton County

It was also acknowledged later in the meeting that the Chairman of the Integrating Committee would send letters out next week.

- ◊ The next item of business was regarding a request from the City of Harrison for a project extension. A copy of letter dated August 1, 2003 from State Representative Bill Seitz was provided to everyone.

Mr. Cottrill noted that the Ohio Public Works Commission (OPWC) is the only authority that can grant this extension. The OPWC is currently in agreement to give the extension, and has requested that a vote be taken by the Integrating Committee to support it.

Mr. Cottrill further acknowledged that the signal the Integrating Committee wants to send out is that if you get your project to this point and something happens, they will support you. It is when the jurisdictions drag their feet for years and don't get anything done, that the Integrating Committee will not support them.

Mayor Savage moved that the District #2 Integrating Committee authorize the Chairman to send a letter of endorsement and support for the City of Harrison's application for an extension to the Ohio Public Works Commission; seconded by Mr. Moller.

It was further requested by Mr. Riordan to also add language within this letter for future reference acknowledging the idea that Mr. Cottrill brought up explaining that we don't set precedent or set a good precedent. The rationale was here so that if anybody would get a copy of the document they would see there was specific rationale why this is not every project.

All were in agreement and the motion was carried unanimously.

Future Meeting Locations Date & Time

- ◊ It was agreed the next two Integrating Committee Meetings would be held at the Springfield Township Administration Building located at 9150 Winton Road at 1:30 p.m. for both Friday, October 24, 2003 and Friday, November 21, 2003.

By consensus the meeting adjourned at 3:05 p.m.

Respectfully submitted,

Cathy Listermann
Cathy Listermann
Recording Secretary

County of Hamilton

WILLIAM W. BRAYSHAW, P.E.-P.S. COUNTY ENGINEER

700 COUNTY ADMINISTRATION BUILDING

138 EAST COURT STREET

CINCINNATI, OHIO 45202-1232

PHONE (513) 946-4250

FAX (513) 946-4288

August 15, 2003

Mr. Prem Garg
6786 Treeridge Drive
Cincinnati, OH 45244

RE: *District #2 Integrating Committee - Appreciation of Service*

Dear Prem:

Congratulations on your retirement from the City of Cincinnati. On behalf of the District #2 Integrating Committee, I want to thank you personally for your service as Alternate. It has been great working with you for the past three years in this capacity, along with the other hats that you have worn throughout your career with the City of Cincinnati. Everyone on this committee has valued your input and support. Your outstanding expertise will truly be missed.

We wish you the very best of retirement and thank you for serving on the District #2 Integrating Committee.

Very truly yours,



WILLIAM W. BRAYSHAW, P.E.-P.S.
HAMILTON COUNTY ENGINEER
CHAIRMAN - INTEGRATING COMMITTEE

WWB/cgl

cc: *Integrating Committee
Support Staff*

Integrating Committee Meeting
August 15, 2003
2003 Round 2 Clean Ohio Revitalization Fund (CORF)
Recommendations

Remarks of Support Staff Chair, David K. Main.

I. Three applications for funding from CORF submitted – each requesting \$3M

Applicants of record are:

1. Port of Greater Cincinnati Development Authority – for the Former Ford Fairfax Transmission Plant.
2. City of Cincinnati – for Queensgate South Project
3. Village of Lockland – for former Celotex site

II. The Integrating Committee (IC) through the Support Staff (Staff) is charged with scoring local projects based upon the State of Ohio's scoring methodology.

As such, the Staff is charged with understanding this scoring methodology to score all projects equally based upon this scoring methodology.

In essence the Staff tried to score them as the State of Ohio will score them.

State will review and score the projects – base scores may change – only priority points 40 – 25 – 15 assigned by the IC will remain the same.

III. State Clean Ohio Council (COC) made certain changes in 2003 Round 2 CORF from last year's Round 1:

1. State did not provide a "raw" score of the points from the library filed applications, but rather had the applicants self-score the proposals.
2. COC changed the definition of End User – to mean "Live End User" – identify the entities that are going to lease or occupy at least 50% of property within 24 months of project completion.
3. COC allotted themselves 40 additional discretionary points to award projects deemed worthy.

- IV. The Staff would like to see all three District Projects funded. All are legitimate brownfield sites that all provide significant benefit to our community.

Members of the Staff attended training in Columbus sponsored by ODOD – on how to score projects.

Members individually reviewed applications, participated in presentation by applicants then met to make decisions on applications which included scoring the applications based upon the scoring methodology from the State of Ohio COC.

- V. Projects base scored as follows:

1. City of Cincinnati – Queensgate South..... 74
2. Port of Greater Cincinnati Development Authority
(Former Ford Transmission Plant)..... 61
2. Village of Lockland – Former Celotex site..... 58

2003 Clean Ohio Revitalization Fund Selection Methodology

Measure	Definition	Points: Choose one number in each box unless noted		Rationale
Economic Benefit		Maximum 30 points		
Known end use or user	A documented written commitment for an end user as opposed to a site being cleaned up for marketing to prospective users.	End user commitment and meets all the requirements of the definition.	6	A site for which an end use is already known is more likely to produce benefits in the near term.
		Commitment letter from end user without all required elements listed in the definition	3	
		Marketing plan for the property includes assumptions and timelines	2	
Valuation	A return on the Clean Ohio Revitalization Fund's investment through an increased value of the property. (The prior award value is the current appraised value for the property reported by the County Auditor)	The appraisal value is at least 4.0 times greater than the value of property prior to award	4	Increased property value provides a part of the measurement of the potential return on investment made by the Clean Ohio Revitalization Fund.
		Appraisal value is 3.0 to 3.99 times greater than property prior to award	3	
		Appraisal value is 2.0 to 2.99 times the value of the property prior to award	2	
		Appraisal value is 1.25 and 1.99 times the value of the property prior to award	1	
Infrastructure usage	The degree to which the project will make use of currently in use infrastructure including that which may be improved (water and sewer lines, roads, storm sewers, electric and gas utilities).	All infrastructure is in place to serve the property (0% new infrastructure)	6	Encourages redevelopment of older communities by favoring the use of existing infrastructure; recognizes that some infrastructure may need repair or updating.
		Limited new infrastructure needed to serve the property (between 1 -- 20% of total infrastructure value)	4	
		21% or greater of the total infrastructure needed will be new	1	

2003 Clean Ohio Revitalization Fund Selection Methodology

Measure	Definition	Points		Rationale
Tax revenues	The sum of annual local taxes estimated to be generated by the project; property and income within 24 months of project completion. (Without known end user commitment – property tax only)	\$100,000 or greater	4	Encourages projects that generate taxes which in turn support governments. Structured to provide opportunity for projects to be competitive regardless of the size of the community.
		\$60,000 – \$99,999	3	
		\$15,000 - \$59,999	2	
		\$5,000 – \$14,999	1	
Jobs retained or created	Estimated permanent jobs associated with the end-use of the property, supported by letter of commitment. (Requires known end user commitment)	100 or more total; or job growth of four fold or more (300% plus)	5	Job retention/creation is a key goal for the Ohio Department of Development, and a recognized element of the State's economic well-being.
		50-99; or job growth of three to four fold (200 - 299%)	3	
		10-49; or job growth of two to three fold (100 - 199%)	1	
Neighborhood benefit	The project results in jobs being created which will help increase the wealth of the community. (Requires known end user commitment)	The project will create jobs paying wages at least 1.50 times the average wage paid in the county	3	Encourages investment in projects increasing the wealth of citizens leading to economic benefit on a wider basis.
		The project will create jobs paying wages between 1.25 times to 1.49 times the average wage paid in the county.	2	
		The project has the potential to create new jobs.	1	
Elimination of health and safety risk	The property is not currently occupied or used and poses a health and safety risk.	Elimination of health and safety risks posed by abandoned or vacant property.	2	Creates a preference for abandoned or vacant sites producing no tax revenue and that detract from the neighborhood's appearance and quality of life.

2003 Clean Ohio Revitalization Fund Selection Methodology

Measure	Definition	Points	Rationale
Environmental Improvement		Maximum 30 points	
Remedy Selection	Is any remedy proposed that will rely on a cap, cover material, or containment system to maintain protectiveness?	<p>If no, 4</p> <p>If yes, 0</p>	Creates a preference for removing contamination rather than managing it in place.
Proximity to receptors (max. 11 points)	a) Is the property within the following ranges of distance from homes, schools, or daycares?	<p>0-500 ft 4</p> <p>501 to 1000 ft 2</p>	Designed to stimulate cleanup of contaminants near homes and schools, and to protect drinking water sources, and sensitive ecological environments.
	b) Is the property directly over a Sole Source Aquifer or directly over a 100 gpm, or greater, unconsolidated aquifer?	<p>If yes, 1</p> <p>If no, 0</p>	
	c) Is the property within the following ranges of distance from a potable water well or a surface drinking water intake?	<p>0-500 ft 4</p> <p>501 to 2000 ft 2</p>	
	d) Is the property within the following ranges of distance from a sensitive ecological receptor?	<p>0-500 ft 2</p> <p>501 to 1000 ft 1</p>	

2003 Clean Ohio Revitalization Fund Selection Methodology

Measure	Definition	Points		Rationale
Exposure potential (max. 4 points)	Cleaning up the most contaminated sites will reduce the likelihood people can be exposed through direct contact with soils, vapors, or water.	A soil concentration above VAP generic construction worker standards.	4	Provides incentive to clean up the most contaminated sites. (The presence of contamination does not mean it is harmful. Risk comes from the degree to which people come in contact with it.)
		A soil concentration above VAP generic commercial/industrial standards; or a ground water concentration that exceeds unrestricted potable use standards; or existence of regulated asbestos containing building materials (RACM).	3	
		A soil concentration above VAP generic residential standards, but below VAP industrial/commercial standards.	1	
Green Building	Green Building concepts will be employed in future redevelopment plans. Includes: energy efficient buildings, "green" materials, water conservation, and waste reduction during construction, remodeling, and demolition.	If yes,	2	Green Building principles maximize the efficient use of energy, renewable materials, and land.
		If no,	0	

2003 Clean Ohio Revitalization Fund Selection Methodology

<p>Orphan Property (max. 5 points)</p>	<p>Orphan property means any property for which there is no person liable for cleanup or remediation costs under 42 USC § 9607 who has the ability to pay these costs.</p>	<p>Based on current information, there are no viable, legally responsible persons liable for cleanup or remediation costs still in existence.</p> <p>A potentially responsible party exists, and is committed to contributing at least 30% of the funds for costs associated with the remediation or cleanup.</p> <p>A potentially responsible party exists, but is not providing a contribution to the remediation or cleanup.</p>	<p>5</p> <p>3</p> <p>0</p>	<p>Creates a preference for cleaning up sites for which there is no person liable. Also encourages contributions from potentially responsible parties (PRPs).</p>
<p>Measure</p>	<p>Definition</p>	<p>Points</p>		<p>Rationale</p>

2003 Clean Ohio Revitalization Fund Selection Methodology

Complete Assessment (max. 4 points)	Choose all that apply: Applicable Standard: ORC Chapter 3746(VAP): Phase I and II assessments must be completed to characterize contamination at the property in a manner sufficient to: a) support and justify a cost estimation of a remedy that will comply with applicable standards upon implementation; and b) thoroughly and accurately respond to each question on the COF Checklist.	Were all identified areas described in the Phase I, sampled in the Phase II? If yes,	1	Encourages quality assessments.
		Where soil is a media of concern, were at least three soil samples collected and analyzed by a laboratory from each identified area? If yes,	1	
		Is a remedy proposed to address each identified area, complete exposure pathway, or ground water zone that exceeds applicable standards? If yes,	2	
	Applicable Standard: ORC Chapter 3734: 1) Hazardous waste closure assessments	Was the hazardous waste unit assessment completed in accordance with the Ohio EPA, Closure Plan review Guidance? If, yes	4	
	2) Hazardous waste generator closure assessments	Was the generator accumulation area assessment completed in accordance with the Ohio EPA, Closure Plan Review Guidance? If yes,	4	

2003 Clean Ohio Revitalization Fund Selection Methodology

Regulatory/enforcement obligation (Negative points in this category cannot result in a total environmental improvement score of less than 0 points.)	Contamination should have been prevented or remediated under the term of a license or permit, or was required by an enforcement order. This measure assumes that the applicant is eligible for Clean Ohio funding, that is, that applicant did not cause or contribute to the contamination	Choose all that apply Licensed solid waste disposal facility Solid waste disposal facility in post closure care Permitted, or un-permitted hazardous waste treatment, storage, disposal facility National Priority List (NPL) site Subject of a court order or enforcement order from OhioEPA or USEPA	-5 -2 -5 -5 -5	Gives a preference to sites not already undergoing a required cleanup (i.e., sites for which a cleanup is not imminent or underway).
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2003 Clean Ohio Revitalization Fund Selection Methodology

Measure	Definition	Points	Rationale
Match		Maximum 10 points	
Percentage participation	Number of dollars committed in writing with terms and conditions set for the funders participation. Percentage is based on the total project cost.	75% or greater match participation 50 – 74 % match participation 25% to 49% match participation	4 3 2 Clean Ohio Funds will be maximized if used to leverage additional investment. While a 25% match is required in statute, a larger match will maximize the Clean Ohio Revitalization Fund.
Number of funders	Number of funders (public, private, non-profit) contributing at least 5% of total project cost.	5 or more 2-4 funders	3 2 Multiple funders are an indication of broad support for the project.
Percent of applicant participation	The percentage of the applicant(s) dollar contribution to total project cost.	15% or greater 10-14% 1 – 9%	3 2 1 Demonstrates applicant(s) commitment, often key to the ultimate success.

2003 Clean Ohio Revitalization Fund Selection Methodology

Measure	Definition	Points	Rationale
Benefit to low income		Maximum 10 points	
Location of Property	The poverty level in the census tract(s) in which the property is located.	40% or greater poverty	6
		30-39% greater poverty	4
		20-29%	3
		15-19%	2
		Less than 15%	1
Opportunities for low income residents	Written commitment to provide employment, housing or social services to low income households as a result of improvements to the property.	51% or more of the job, housing opportunities or social services provided by identified organizations will be offered to low-income households as a result of improvements to the property	2
		Opportunities for low-income households without commitment(s) to provide specific services or goods as a result of improvements to the property	1
Minority community participation	Opportunity to reach minority communities containing brownfields.	40% or greater minority population in census tract(s) in which the property is located	2
		10-39% minority population in the census tract(s) in which the property is located	1
			Redevelopment of brownfields in minority communities may help to sustain some neighborhoods at risk.

2003 Clean Ohio Revitalization Fund Selection Methodology

Measure	Definition	Points	Rationale
Project Viability	The project proposal contains characteristics likely to increase success	15	To target Clean Ohio Revitalization Funds to projects with strong capacity to meet the community's goals and objectives.
Adaptive reuse Or Public Benefit	The project will adaptively reuse the existing structure(s) on the property, or the end use will provide a public benefit to the community.	3	A preference is created for projects that are working to incorporate existing architecture and buildings into the brownfield redevelopment to preserve historical aspects of the community. A preference given for public benefit projects.
Risk Management	Applicants who develop risk management plans are better able to deal with any implementation challenges that may arise during the implementation of the remediation, demolition or infrastructure activities.	5	The use of environmental risk management tools helps to ensure the projects have strategies and financial resources to complete the clean up and/or deal with potential environmental liability in the future.
Status of development partners or parties committed to redevelopment	Financial analysis of the strength of the party(ies) agreeing to deliver the development outcomes.	4	The Clean Ohio Council's goal of economic redevelopment are best achieved by applicants and parties with a strong financial condition.
Strategic plan in place	The project is included in a strategic plan for development in the area.	3	A strategic plan demonstrates a community vision and commitment of resources to the brownfield project and its surrounding area.

2003 Clean Ohio Revitalization Fund Selection Methodology

Combination of Uses		Maximum 5 points		
Combination of Uses	Project is a combination of purposes or includes greenspace in its design.	The project plans include a combination of residential use, commercial use, industrial use or greenspace; or incorporates projects funded by the Clean Ohio Conservation Fund	5	Encourages development of multi-purpose projects and enhances Ohio's quality of life.
Measure	Definition	Points		Rationale
Loans		Maximum 2 points		
Loans	Applicant requests all or a portion of its assistance in the form a loan.	More than 30% of the Clean Ohio Revitalization Fund request is in the form of a loan.	2	Incentive for creating additional dollars for further brownfield efforts.
		Between 15-30% of the Clean Ohio Revitalization Fund request is in the form of a loan.	1	
Base Score	Total potential base score		102	
SCORING				
District Priority factor (Clean Ohio Council only)	Each Integrating Committee can send in up to six projects in priority order. This item assigns points in the Clean Ohio Council process for the ranking given by the local district.	Priority #1 Priority #2 Priority #3 Priority #4 Priority #5 Priority #6	40 25 15 10 5 0	Priority points assigned to a project based upon the ranking it receives from the District Integrating Committee.
Statewide Considerations (Clean Ohio Council only)	The Clean Ohio Council can award up to 40 discretionary points per project to address statewide considerations.		40	The Clean Ohio Council has a statewide perspective.

#2

CLEAN OHIO REVITALIZATION FUND

2003

APPLICATION SCORE SUMMARY

The District #2 Integrating Committee Brownfields Support Staff received three applications for funding under the Clean Ohio Revitalization Fund (CORF) Round 2. These applications include the following:

1. Port of Greater Cincinnati Development Authority/Former Transmission Plant.
2. City of Cincinnati/Queensgate South.
3. Village of Lockland/Celotex Redevelopment.

The City of Cincinnati/Queensgate South Project applicant self-scored at 74 base points. Upon review of the Project, the Support Staff made no changes to this score.

The Village of Lockland/Celotex Redevelopment Project applicant self-scored at 58 base points. Upon review of the Project, the Support Staff made no changes to this score.

The Port of Greater Cincinnati Development Authority/Former Transmission Plant Project applicant self-scored at 80 base points. Upon review of the Project, the Support Staff recommended the total base score of 61 points. Rationale for the change in score is as follows:

1. Item 1. End User score reduced from 6 to 3 points. The definition of Known End User for 2003 is defined as the entity that will occupy the property or in the case of a developer that 50% of the space will be leased or otherwise occupied within 24 months of project completion. A developer exists, but the purchaser, Regency Centers does not plan to occupy over 50% of the space, but rather lease it to retail and office tenants. While interest has been expressed in approximately 30% to 40% currently, no committed lease agreements from any tenants have been identified.
2. Item 5. Jobs retained or created was reduced from 5 points to 0 points due to the lack of a committed end user to occupy at least 50% of the space.
3. Item 6. Neighborhood Benefit was reduced from 1 point to 0 points due to the Lack of a committed end user to occupy at least 50% of the space.
4. Item 15. Orphan Property, was reduced from 3 points to 0 points for the reason that neither of the two Potentially Responsible Parties (Ford Motor Company nor the current owner, W.P. Carey, aka Red Bank Road LLC) has committed in writing to fund at least 30% of the remediation costs.

5. Item 20. Percent of Applicant Participation, was reduced from 3 points to 0 Points. The 2003 CORF Round 2 Funding no longer recognizes co-applicants, but only the Applicants of Record which is the Port of Greater Cincinnati Development Authority, and not the Village of Fairfax. The Port has not contributed any match to the project.
6. Item 22. Opportunities for Low Income Residents was reduced from 2 points to 1 point. While there is a commitment to provide opportunities from employment to low income households, there is no written commitment to provide at least 51% of the jobs to low income households.
7. Item 24. Adaptive Reuse or Public Benefit was reduced from 3 points to 0 points because the entire structure is being demolished, and at least 75% of the project property is not being utilized as a Community Center, Park or Village Hall, or other Public Benefit.

The overall base score rankings from the review of these applications is as follows:

1. City of Cincinnati/Queensgate South – 74 points.
2. Port of Greater Cincinnati Development Authorities/Former Transmission Plant – 61 points.
3. Village of Lockland/Celotex Development Project – 58 points.

During the 2002 CORF Round 1, the District Integrating Committee awarded the discretionary points (40 points first priority, 25 points second priority and 15 points third priority) on the rank of each project from its base score. However, that was not then nor now a requirement. Rather the Integrating Committee could choose to award the priority points to any of the projects.

#29

CLEAN OHIO FUNDS - BROWNFIELDS - ROUND 2 FINAL SCORES

PROJECT NO.	PROJECT APPLICANT	PROJECT NAME	(1) END USER	(2) VALUATION	(3) INFRASTRUCTURE USAGE	(4) TAX REVENUES	(5) JOBS RETAINED/ CREATED	(6) NEIGHBORHOOD BENEFIT	(7) ELIMINATE HEALTH/SAFETY RISK	(8) REMEDY SELECTION	(9) PROXIMITY TO HOME/SCHOOL OR DAYCARE	(10) PROXIMITY TO SOLE SOURCE ACQUIFER	(11) PROXIMITY TO POTABLE WATER/ SURF. INTAKE	(12) PROXIMITY TO ECOLOGICAL RECEPTORS	(13) EXPOSURE POTENTIAL	(14) GREEN BUILDING CONCEPTS	(15) ORPHAN PROPERTY
1	CITY OF CINCINNATI	QUEENSGATE SOUTH DEVELOPMENT	0	2	8	4	3	1	2	0	4	1	0	2	4	2	0
2	PORT AUTH OF SR CINCINNATI	FORMER TRANSMISSION PLANT	3	4	8	4	0	0	0	4	4	1	0	2	3	2	0
3	VILLAGE OF LOCKLAND	CELOTEX REDEVELOPMENT	2	1	5	2	0	0	2	0	4	1	2	2	3	2	0

PROJECT NO.	PROJECT APPLICANT	PROJECT NAME	(16) COMPLETE ASSESSMENT	(17) REGULATORY ENFORCEMENT	(18) PERCENTAGE PARTICIPATION	(19) NUMBER OF FUNDERS	(20) PERCENT APPLICANT PARTICIP	(21) LOCATION OF PROPERTY	(22) OPPORTUNITIES FOR LOW-INCOME RESIDENTS	(23) MINORITY COMMUNITY PARTICIPATION	(24) ADAPTIVE REUSE OR PUBLIC BENEFIT	(25) RISK MANAGEMENT	(26) RESOURCES OF OTHER PARTNERS/OTHERS	(27) STRATEGIC PLAN	(28) COMBINATION OF USES	(29) LOANS	TOTAL POINTS
1	CITY OF CINCINNATI	QUEENSGATE SOUTH DEVELOPMENT	4	0	2	2	1	5	1	2	0	3	4	3	5	0	74
2	PORT AUTH OF SR CINCINNATI	FORMER TRANSMISSION PLANT	4	0	2	2	0	1	1	1	0	5	4	3	4	0	81
3	VILLAGE OF LOCKLAND	CELOTEX REDEVELOPMENT	4	0	2	2	2	2	1	1	0	5	4	1	5	0	85

Brownfield Support Team to Integrating Committee Clean Ohio Application Summary

Applicant	Cincinnati (Queensgate South)	Lockland (Celotex)	Port Authority (Former Transmission Plant)
Applicant Self-Score	74	58	80
Brownfield Support Team Score	74	58	61
Development Team	City of Cincinnati Belvedere Construction Co. Queensgate South LLC The Payne Firm	Village of Lockland Miller-Valentine Group Hemisphere Corporation City Center Industrial Park LLC BHE Environmental	Port of Greater Cincinnati Development Authority Village of Fairfax Urban Equity Partners Red Bank Road LLC Regency Realty Inc. SRW Environmental
Location of Property (map attached)	Linn, Gest, Mehring, Freeman	320 S. Wayne Ave. (adjacent to I-75)	4000 Red Bank Road
Previous Site Use	Scrap yards (Mose Cohen and I. Deutch & Sons), Railroad Warehouse (International Transit)	Asphalt shingle manufacturing (Celotex, Philip Carey, Certainteed), Paper manufacturing (Haldeman)	Ford Transmission Plant/Warehouse
Current Site Use	Unused - zero jobs	Unused - zero jobs	Warehouse/distribution - 30 jobs
Planned Development	Office/warehouse	Commercial/industrial	Retail/office
Acreage	17	23.64	34.2
Total Project Cost	\$5,125,535	\$4,000,000	\$4,685,344
Clean Ohio Fund Amount Requested	\$3,000,000	\$3,000,000	\$3,000,000
	<ul style="list-style-type: none"> Demolition - \$906,650 Remediation - \$1,824,181 Infrastructure - \$281,725 	<ul style="list-style-type: none"> Acquisition - \$1,020,578 Demolition - \$1,083,330 Infrastructure - \$74,846 Remediation - \$504,433 Interim Measures - \$38,562 Construction Certificates, Analysis - \$209,957 	<ul style="list-style-type: none"> Demolition - \$1,358,120 Asbestos Abatement - \$803,291 Haz. Materials - \$104,162 Soil removal - \$780,729 Groundwater - \$193,352 Certified Prof - \$60,000

Applicant	Cincinnati (Queensgate South)	Lockland (Celotex)	Port Authority (Former Transmission Plant)
Total Match	\$2,125,535 <ul style="list-style-type: none"> City of Cincinnati - \$400,000 acquisition, \$161,979 environmental assessments, \$600,000 infrastructure Belvedere - \$200,000 environmental insurance, \$12,556 remediation Queensgate South LLC - \$751,000 acquisition 	\$1,000,000 <ul style="list-style-type: none"> Certified Prof. - \$68,295 Village of Lockland - \$500,000 TIF Miller Valentine - \$140,020 environmental assessments, \$100,000 environmental insurance, \$75,136 acquisition HCDC - \$32,844 environmental assessments Certainteed - \$150,000 demolition 	\$1,685,344 <ul style="list-style-type: none"> Fairfax - \$768,665 60' r-o-w for Red Bank Rd. and design costs for pedestrian access infrastr/Murray Rd/Hike Bike Ford - \$303,025 environmental insurance (not confirmed) UEP - \$154,000 environ. assessments, \$160,000 Red Bank Rd. infrastructure LLC - \$299,654 remediation
End User	50% of site Cincinnati Bulk Terminals Roofing Wholesale Ohio Feathers/Downhome	No	No
Jobs anticipated	500 to 750	240	1150
Pre/Post Valuation	\$1,398,110 (pre)/\$2,975,000 (post) - land only.	\$1,267,735 (pre)/2,127,600 (post) - land only.	\$3,772,800 (pre)/\$10,225,000 (post) - land only.
Total investment anticipated	\$37M - \$40M	\$19.6M	\$65M
Tax Revenues	\$250,000 - property tax only	\$40,410 - property tax only	\$1,828,026 - all inclusive with job assumptions
Type of contamination to be remedied	Removal of PCBs (polychlorinated biphenyls) contaminated soil and asbestos abatement in building.	Removal of petroleum, PAH, and asbestos impacted soil, deed restriction limiting use of groundwater.	Removal of contaminated soil and bioremediation of groundwater.

DISTRICT NO. 2 NRAC APPLICATIONS - ROUND #2 - "B"

PROJECT NO	TEAM NO	NAME OF APPLICANT	PROJECT CODE	PROJECT DESCRIPTION	ESTIMATED CONSTRUCTION COSTS \$	NRAC FUNDS APPLIED FOR \$	AMOUNT RECOMMENDED	CUMULATIVE TOTAL \$	% OF EST. COST	TYPE OF MATCHING FUNDS	TOTAL AMOUNT OF MATCHING FUNDS	% OF MATCH FUNDS	POINTS
1	2	HAMILTON COUNTY PARK DISTRICT	R02B-HAM-001	JANSEN AND FULTON TRACTS ACQUISITION	\$206,595.00	\$121,891.00	\$121,891.00	\$121,891.00	59.00%	LOCAL	\$84,704.00	41.00%	51
2	2	HAMILTON COUNTY PARK DISTRICT	R02B-HAM-002	BECKMEYER AND REININGER TRACTS ACQUISITION	\$1,378,201.00	\$813,128.00	\$813,128.00	\$935,029.00	59.00%	PRIVATE/LOCAL	\$565,663.00	41.00%	48
3	1	DELHI TOWNSHIP	R02B-DEL-001	GREENWELL PROPERTY REFORESTATION	\$522,150.00	\$312,788.00	\$312,788.00	\$1,247,797.00	59.00%	IN KIND/LOCAL	\$269,292.00	40.10%	48
4	4	MADISONVILLE COMMUNITY COUNCIL	R02B-MCC-001	LITTLE DUCK CREEK GREENWAY PLAN & STREAM CORRIDOR PROT.	\$371,081.00	\$229,781.00	\$229,781.00	\$1,477,578.00	61.79%	IN KIND	\$142,100.00	38.21%	41
5	5	HAMILTON COUNTY PARK DISTRICT	R02B-HAM-001	NORTHSIDE WOODS TRACTS ACQUISITION	\$255,099.00	\$123,521.00	\$123,521.00	\$1,601,099.00	48.25%	PRIVATE/LOCAL	\$132,478.00	51.75%	40
6	4	FAIRFAX	R02B-FAA-001	LITTLE DUCK CREEK RESTORATION PROJECT PHASE II	\$710,000.00	\$200,000.00	\$200,000.00	\$1,801,099.00	28.17%	IN KIND/LOCAL/CDBG	\$510,000.00	71.83%	35
7	1	WYOMING	R02B-WYO-001	MILL CREEK TRAIL	\$687,000.00	\$508,300.00	\$508,300.00	\$2,309,479.00	74.00%	LOCAL	\$178,620.00	26.00%	33
8	1	GREEN TOWNSHIP	R02B-GRH-001	GREEN TOWNSHIP SENIOR CITIZENS PRESERVE	\$202,800.00	\$150,000.00	\$150,000.00	\$2,459,479.00	73.96%	IN KIND/LOCAL	\$52,600.00	25.04%	30
9	3	GLENDALE	R02B-GLE-001	TUCKER STATION TRAIL ACCESS IMPROVEMENTS	\$63,145.00	\$47,358.00	\$47,358.00	\$2,506,837.00	75.00%	LOCAL	\$15,787.00	25.00%	20
10	5	LOVELAND	R02B-LOV-001	OAK AND WAKEFIELD GREENSPACE PRESERVE	\$139,840.00	\$101,262.00	\$101,262.00	\$2,608,099.00	74.00%	LOCAL	\$35,578.00	26.00%	18
TOTALS					\$4,534,811.00	\$2,608,099.00	\$2,608,099.00				\$1,926,812.00		

AMOUNT AVAILABLE
\$1,116,150.00
AMOUNT RECOMMENDED
\$1,247,797.00
DIFFERENCE
(\$131,647.00)

County of Hamilton

WILLIAM W. BRAYSHAW, P.E.-P.S. COUNTY ENGINEER

700 COUNTY ADMINISTRATION BUILDING

138 EAST COURT STREET

CINCINNATI, OHIO 45202-1232

PHONE (513) 946-4250

FAX (513) 946-4288

August 21, 2003

Mr. John Magill, Assistant Director
Ohio Department of Development
77 S. High Street, 26th Floor
Columbus, OH 43215

RE: Partial Minutes - District #2 Integrating Committee - Brownfield Ranking Prioritization

Dear Mr. Magill:

The District #2 Integrating Committee had an official meeting on Friday, August 15, 2003 at the Springfield Township Administration Building at 1:30 p.m. This special meeting was called to order in order to vote on the Clean Ohio Revitalization Funds for the ranking of Brownfield Projects within District #2.

It was requested by your department that partial minutes for the ranking of the District #2 Brownfield Projects be submitted within a timely manner. A copy of the official Brownfield Ranking Prioritization list has been attached to this letter. A copy of the complete and approved minutes will be forwarded to your office after the next Integrating Committee Meeting dated October 24, 2003.

There was a full quorum present. The following board members and alternates are noted for the record:

Board Members

William Brayshaw – Chairman
Joseph Sykes – Vice Chairman
Mayor Dan Brooks
Tom Bryan
Eileen Enabnit
Dick Huddleston
Bill Moller
Tim Riordan
Mayor David Savage

Alternate Members

Ted Hubbard

Dave Wagner

Stephanie Stoller

After much discussion the following motion was proposed...

August 21, 2003

*RE: District #2 Integrating Committee
Partial Minutes – Brownfield Ranking Prioritization*

Mr. Bryan moved to approve the priority listing in order as rated for the Clean Ohio Revitalization Brownfield Projects that were submitted by the Brownfield Support Staff. The following project priority is listed in ranking order:

- 1.) City of Cincinnati – Queensgate South*
- 2.) Port Authority of Great Cincinnati – Former Transmission Plant*
- 3.) Village of Lockland – Celotex Redevelopment*

There was question of whether there was a second to the motion. Mr. Riordan seconded the motion and a roll call was taken to make it official.

Roll Call...

<i>Brayshaw</i>	<i>Aye</i>	
<i>Brooks</i>	<i>Aye</i>	
<i>Bryan</i>	<i>Aye</i>	
<i>Enabnit</i>	<i>Aye</i>	
<i>Huddleston</i>	<i>Abstention</i>	
<i>Moller</i>	<i>Aye</i>	
<i>Riordan</i>	<i>Aye</i>	
<i>Savage</i>	<i>Aye</i>	
<i>Sykes</i>	<i>Aye</i>	
<i>Wagner</i>	<i>Aye</i>	<i>(Alternate for Huddleston)</i>

There was no further discussion and the motion carried unanimously.

If you should require additional information, please don't hesitate to contact the District #2 Liaison Officer Joe Cottrill at (513) 946-8906.

Respectfully submitted,

William W. Brayshaw

William W. Brayshaw, P.E.-P.S.

District #2 Integrating Committee Chairman

WWB/cgl

Attachments

cc: Integrating Committee Board & Alternates
Brownfield Support Staff
Joe Cottrill

Ohio House of Representatives



2003 AUG - 6 PM 3:41

OFFICE OF NEW BURLINGTON
COUNTY ENGINEER

August 1, 2003

Lawrence W. Bicking, Director
Ohio Public Works Commission
65 E. State St., Suite 312
Columbus, Ohio 43215

Dear Mr. Bicking:

I write in support of the City of Harrison's request for a project schedule extension for its New Haven Road widening project, No. CBN02. This is an LTIP project and it is of absolutely vital importance to the constituents in House District 30. The new anticipated completion date is September 2004 and an extension is needed for reasons wholly beyond the control of Harrison or its project engineers.

What happened to occasion the delay in the scheduled completion date of December 31, 2003 was that after the project was bid in May 2003, Cincinnati Bell and Cinergy belatedly came forward with the news that there was a need to move their utilities out of a 1936 easement area and to acquire new easements for this purpose, the cost of which would be shifted to the City of Harrison.

The utilities neglected to inform Harrison or its engineer of this complication when they were asked to review the preliminary project plans in 1999, and again neglected to inform Harrison of the problem when the final plans were presented to them in April 2003. Had the utilities followed accepted procedures, Harrison would have known of this complication well prior to letting the project out for bid. The extra cost that the utilities are now claiming is estimated at \$195,000, which Harrison has forthrightly stepped up to the plate to accept notwithstanding the utilities' belated, post-bid notification of these problems. However, the utilities have also indicated that even with Harrison's agreement to absorb the extra cost of utility movement, the utilities will not be able to get the job done until the end of 2003. This necessitates the amended schedule.

This project is very important as it is the first phase of a multi-phase project that will ultimately involve widening of the New Haven Road bridge over I-74, as well as the widening of the New Haven roadway. The funds made available through LTIP are a lynchpin of the whole project (we had tried without success to get TRAC funds).

W0031334.1

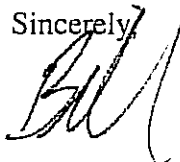
77 South High Street Columbus, OH 43215-6111

Printed on recycled paper

I certainly hope that OPWC will understand that the reasons for the delay have absolutely nothing to do with the grant beneficiary (Harrison) or its highly competent project engineer (JMA Consultants), and everything to do with the utilities' mistake in sleeping on their rights until after the project was bid. Under these circumstances, OPWC should support the amended schedule request.

I am also copying Bill Brayshaw, our District Integrating Committee Chairman, on this letter with the request that the District Committee should support Harrison's request and should not impose any "readiness to proceed" points penalty on Harrison's future SCIP/LTIP requests. Thank you in advance for any favorable consideration you can give to this request.

Sincerely,



William J. Seitz

cc: Honorable Dan Gieringer, Mayor of Harrison
Jennifer Vatter, JMA Consultants
Hon. Bill Brayshaw
Chris Colwell, Cincinnati Bell
Dave Celona, Cinergy

92nd District #2 Integrating Committee Meeting

**Springfield Township Building
9150 Winton Road
Cincinnati, OH 45231
August 15, 2003 – 1:30 p.m.**

AGENDA

- 1.) Meeting Called to Order**
- 2.) Introductions:**
 - A.) Welcome Don Rosemeyer – Alternate for Eileen Enabnit – City of Cincinnati**
 - B.) Retirement of Prem Garg – Letter of Appreciation (*Copy Attached*)**
- 3.) Approval of the 91st Integrating Committee Meeting Minutes from May 2, 2003**
- 4.) Brownfield Support Staff Update - David Main**
 - A.) Priority Listing of Clean Ohio (Brownfield) projects (*Vote Required*)**
- 5.) NRAC project update – Joe Cottrill**
- 6.) Old Business**
- 7.) New Business**
 - A.) Nominating Committee for (4) members of NRAC board whose terms expire this year.**
 - B.) Request from City of Harrison for project extension.**
- 8.) Next Meeting Date – We will need an October meeting to elect members of the NRAC**
 - A.) Suggested Date: Friday, October 24, 2003 at 1:30 p.m. – Springfield Township**
- 9.) Adjournment**

www.hamilton-co.org/engineer/scip/ltip.htm

92nd District #2 Integrating Committee Meeting
Springfield Township
Allen Paul Room
9150 Winton Road
Cincinnati, OH 45231

1:30 p.m.

August 15, 2003

VISITOR LIST

<u>NAME</u>	<u>AFFILIATION</u>	<u>PHONE</u>
Cathy Listemann	HCE	946-8902
Joe Attull	HCE	946-8906
Dee Mill	Miller-Valentine	724-8408
David Mini	HCDC	631-8292
J. Sed B. Hubbard	HCE	946-8903
Doug Ripoliouch	H.C.E.	946-11277
Bonnie Phillips	City of Cincinnati	352-5310
JAMIE DAVIS	AMERICAN SERVICES	353-4220
Eronne Kovach	Lockland	761-1129
Steph Stolle	BLUE ASPT	793-0873
Ted Shannor	Fairfax	5276504
Tim Burdette	WPCarey	917 861 0049

92nd District #2 Integrating Committee Meeting
Springfield Township
Allen Paul Room
9150 Winton Road
Cincinnati, OH 45231

1:30 p.m.

August 15, 2003

BOARD ATTENDANCE LIST

<u>NAME</u>	<u>AFFILIATION</u>	<u>PHONE</u>
<u>Stephen M. Bollen</u>	<u>Hamilton County Comm</u>	<u>383-8282</u>
<u>Dennis Farnas</u>	<u>ACML (Wyoming)</u>	<u>821-7600</u>
<u>William Bragdon</u>	<u>Ham. C. Engr.</u>	<u>946-8902</u>
<u>Jim Bynum</u>	<u>Hamilton County Telephone</u>	<u>522-1410</u>
<u>William E. Mollen</u>	<u>City of Cincinnati</u>	<u>352-6275</u>
<u>Dan D. Bost</u>	<u>HCML (N.C.H.)</u>	<u>521-7413</u>
<u>Joe Dykes</u>	<u>ACTA</u>	<u>941 3393</u>
<u>Ed Eichel</u>	<u>Cincinnati</u>	<u>352-6232</u>
<u>Tim Riordan</u>	<u>City of Cincinnati</u>	<u>352-2457</u>
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